

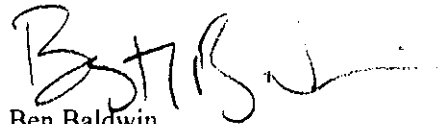
Town of Stonington Conservation Commission  
Minutes of a Regular Meeting held on July 23, 2018  
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Chairman Stuart Cole called the meeting to order at 7:05 PM. Members present were Jim Kading, Ben Baldwin, Sheila Lyons, Stephanie Hayes-Houlihan and Michael Schefers. Member Jim Friedlander was absent. Town Planner Keith Brynes and members of the public were present.
2. Review of Town developments and Proposals
  - a. **PZ1817SD, SUP & GPP People's United Bank (Readco, LLC) – Subdivision, Special Use Permit, & Groundwater Protection Permit applications for re-subdivision of a 7.7± acre parcel, and construction of a 25,206 SF medical office building with associated parking and site improvements. Property located at 350 Liberty St., Pawcatuck. Assessor's Map 17 Block 1 Lot 13. Zones CS-5 & RM-20.** Matt Bruton, P.E., of BL Companies and Attorney Ted Ladwig returned to describe how the open space set aside of 1.9 acres (25% of the total area when 15% is required), is proposed to be transferred as a 0.562-acre conservation easement on the west rear of the parcel proposed for development plus 1.338 acres of land in fee. The change was made as a retaining wall may not be located within the rear setback as previously proposed. The open space and the smaller development parcel to the north (which as of yet has no proposed use) contains Town drainage pipes and an 8-inch Westerly water main. The conservation property is to be offered to area land trusts. MOTION: The Commission approves of the amended open space plan (Michael Schefers, Stephanie Hayes-Houlihan). Passed unanimously.
  - b. **PZ1820RA Russell E. Sergeant, AIA (Alamoe) - Regulation Text Amendment to modify the provisions of ZR 6.6.21 Residential Mixed Use (RMU) to permit RMU in the GC-60 zone by Special Use Permit. Amend ZR Sections 4.4.3, 5.2.1, & 6.6.21.1.** Mr. Sergeant's application had been distributed by email and he distributed handouts. Mr. Sergeant described the application to allow residential mixed use in the GC-60 zone. The property of Alamoe, LLC at 19 Old Stonington Road has second floor commercial space which has long been vacant and a residential use is proposed. Mr. Al Contillo of Alamoe was present. The amendment was generally seen as a way to help prevent residential sprawl in village fringe areas. MOTION: The Commission endorses the application for change of the regulation (Michael Schefers, Jim Kading).
  - c. *Any pending applications and new preliminary proposals – none.*
3. Old Business
  - b. *Discussion of Stonington's 200 Greatest Roadside Trees.* Ben Baldwin described how we are looking at Town-managed trees - those within the right-of-way (i.e., between the stone walls) of town roads plus those on town-owned land. Sheila Lyons said that planting of trees has been proposed for Town Hall. Ben Baldwin said the Peter Thacher memorial tree, a Sweetgum, is on the south lawn and has been damaged by mowing.
  - d. *Discussion of 2015 Plan of Conservation and Development and*
  - e. *Discussion of updates to 2007 Open Space Plan –* Michael Schefers said he would call a meeting of the Open Space Plan committee, to be posted.
  - f. *Installing signs on Town open space properties –* Ben Baldwin said there were no additions and showed a sign.
  - g. Sheila Lyons spoke about the most recent application to the Shellfish Commission for using lower Quiambaug Cove to raise oysters and about Dogwatch Mystic's need for permits. Keith Brynes said Dogwatch is now 'all set.' She also mentioned the passing of Judge Paul Cravinho.
5. New Business –
  - a. Stephanie Hayes-Houlihan spoke about her concern about roadside herbicide spraying this past spring and asked if the Commission should express its concern about the practice. Michael Schefers suggested writing the Board of Selectmen, asking to be informed if such action is ever considered again. Stuart Cole said roots stabilize many embankments and was concerned that

killing then could lead to erosion. MOTION: The Commission is concerned about herbicide use on roadsides and would like to be informed if they are to be used again (Stephanie Hayes-Houlihan, Jim Kading). Passed unanimously. Michael Schefers is to write a letter to the Board of Selectmen which is to be reviewed by Stuart Cole.

- b. Ben Baldwin said that the water diversion application for Elmridge Golf Course will be sent to him once it is sent to the State. We commented on the original permit allowing 200,000 gallons per day in 2003.
  - c. Ben Baldwin said that his attention was drawn to preservation of the 208-acre Franchi Estate due to the announced hiatus in holding the annual benefit concert. It was noted that area land trusts should approach the owners for planning purposes.
- 6. Review of draft minutes – 6/25/18 - MOTION: To approve the minutes as presented (Jim Kading, Sheila Lyons). Passed unanimously.
  - 7. Adjournment – Jim Kading made a motion to adjourn at 8:34 pm. Passed unanimously.

Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on 8/27/2018